



# 11, THE BOULEVARD

SUTTON COLDFIELD - OFFERS OVER £475,000

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## Why this home is Chosen...

Welcome to The Boulevard...

Nestled on the highly sought-after The Boulevard, this delightful 3-bedroom semi-detached family home combines modern living and traditional features with a quirky twist, having been tastefully updated by the current owners. Perfectly positioned within walking distance to Wylde Green train station and falling within an excellent school catchment area, this property is ideal for families seeking both convenience and quality education.

Upon entering, you are greeted by a formal lounge to the front, providing a cozy retreat for relaxation. Towards the rear, a versatile lounge/playroom offers additional space for family activities. The modern kitchen is the heart of the home, seamlessly opening onto a large garden room. This area beckons for a transformation into an open-plan kitchen/living/dining space, subject to planning permission (stpp). The ground floor is further complemented by a spacious garage for storage and a convenient W.C.

Ascending to the first floor, you will find three well-proportioned bedrooms, each thoughtfully designed to accommodate the needs of a growing family. A stylish family bathroom completes this level, offering a tranquil space to unwind.

Stepping outside, the rear garden is a true haven, predominantly laid to lawn and thoughtfully zoned to cater to both relaxation and children's play. Whether you envision leisurely afternoons or lively outdoor activities, this garden is designed to meet your family's needs.

This charming home on The Boulevard promises a lifestyle of comfort and modern convenience, making it a must-see for discerning buyers. Don't miss the opportunity to make this unique property your own.



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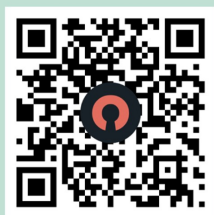
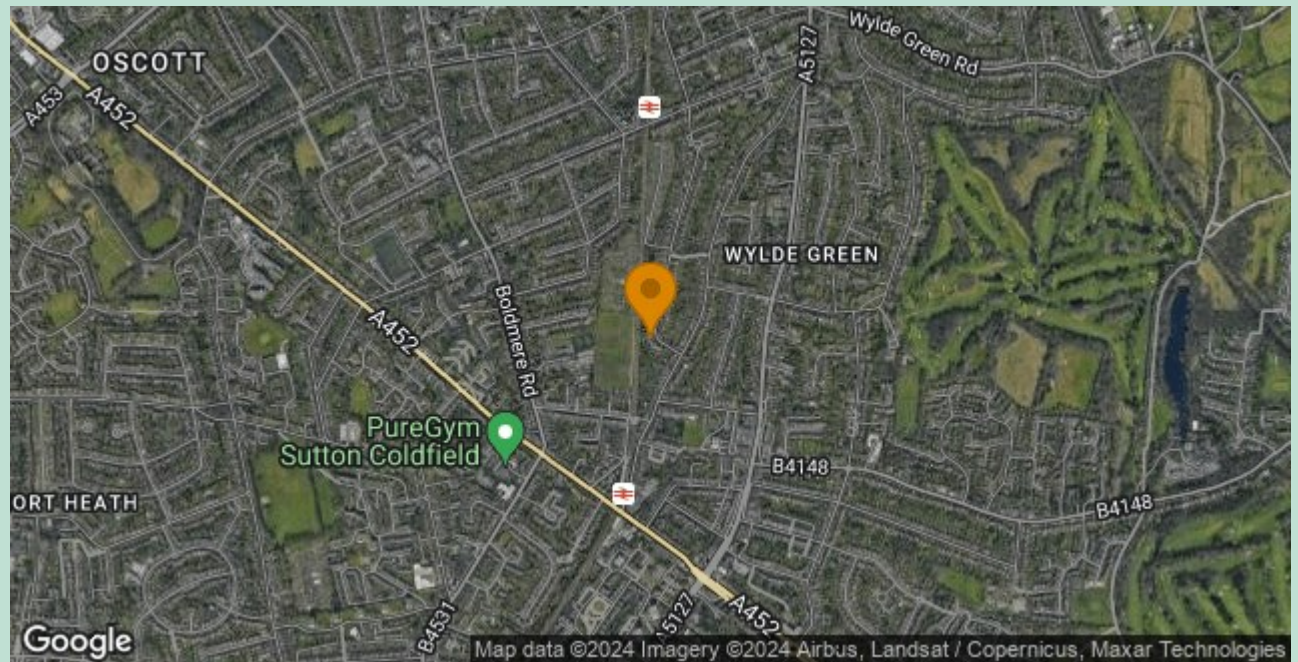
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## Enquiries

11 The Boulevard is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (02 plus) A                                 |                         |           |
| (01-01) B                                   |                         | 83        |
| (09-06) C                                   |                         |           |
| (55-48) D                                   | 59                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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